



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

April 18, 2016

TO: Bruce Durbin  
Hearing Officer

FROM: Carl Nadela, AICP  
Zoning Permits East Section

**SUBJECT: Community Standards District Modification No. RPPL 2016000816**  
**HO Meeting: April 19, 2016**  
**Agenda Item: 11**

The above-mentioned item is a request for a modification of the standards of the East Pasadena-San Gabriel Community Standards District to allow the demolition of an existing one-story 2,051 square foot residence and build a new two-story 4,977 square foot residence with a three-car garage within the required front yard. The resulting front yard from the Project will be 21.5 feet.

On April 18, 2016, staff received an additional comment email from the public, indicating that because of the configuration of this particular parcel, this requested modification made sense. However, the email also indicated that this modification should not become a precedent for the Michillinda Park area and strongly urged the Department of Regional Planning to be vigilant in upholding the standards to preserve this historic neighborhood to the greatest degree possible. This email is also attached to this memo.

If you need further information, please contact Carl Nadela at (213) 974-6435 or [cnadela@planning.lacounty.gov](mailto:cnadela@planning.lacounty.gov). Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

**SUGGESTED MOTION:**

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL 2016000816 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

MM:CN

## Carl Nadela

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**From:** thomas yacovone [tyacovone@roadrunner.com]  
**Sent:** Monday, April 18, 2016 9:57 AM  
**To:** Carl Nadela  
**Subject:** Re Permit No. RPPL 2016000816

**Categories:** External Meetings

Mr. Nadela,

I have seen the plans for the proposed single family home at 3801 E California Blvd. The developer is requesting a modification of the standards of the East Pasadena-San Gabriel Community Standards District to allow encroachment into the required front yard setback. Because of the configuration of this parcel, the modification makes sense.

However, I hope this one modification does not become a precedent for the Michillinda Park area. As one of the residents who worked to have Michillinda Park added to the Special District and prevent the mansionization that was beginning to transform the neighborhood, I strongly urge you and L A County Planning to be vigilant in upholding the standards to preserve to the greatest degree possible this historic neighborhood.

Thank you for your attention and consideration.

Sincerely,  
Joan Yacovone  
494 Woodward Blvd.  
Pasadena, CA 91107  
818 517 2842.